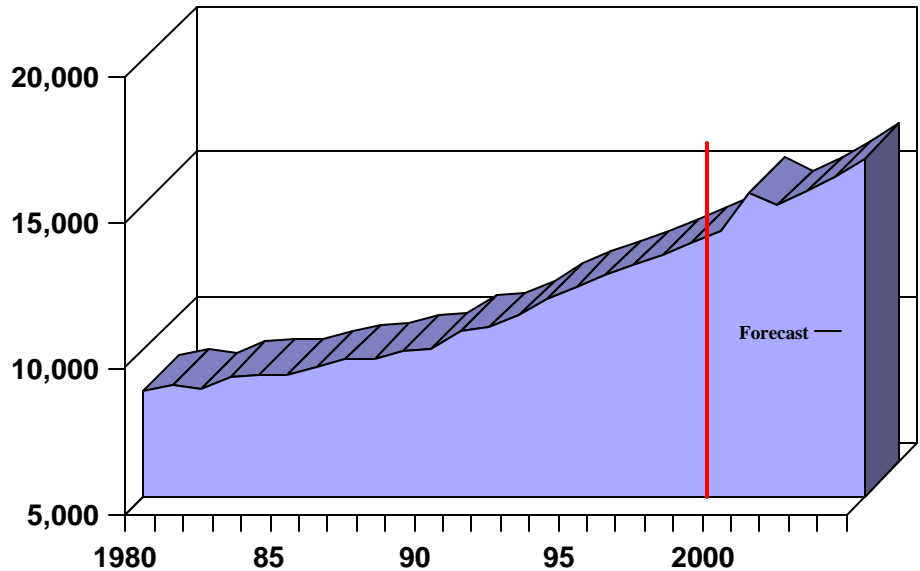


Population Profile

Population growth has been steady in Wasatch County. The growth rate accelerated in the 1990's, and this pace of growth is expected to continue through the next five years.

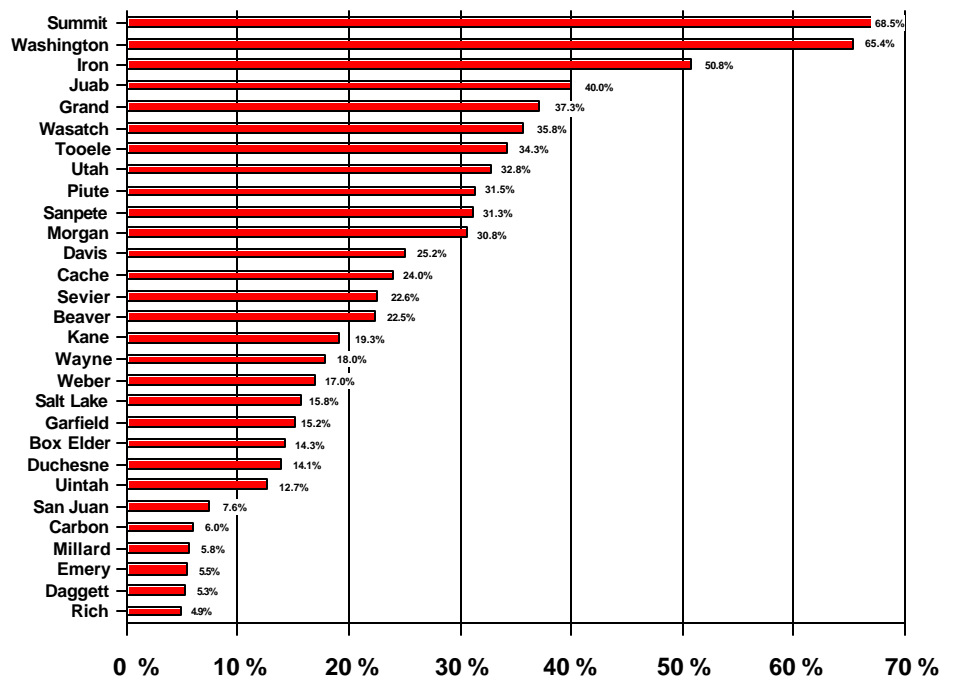
wasatch County Population 1980 - 2005



Source: Governor's Office of Planning and Budget.

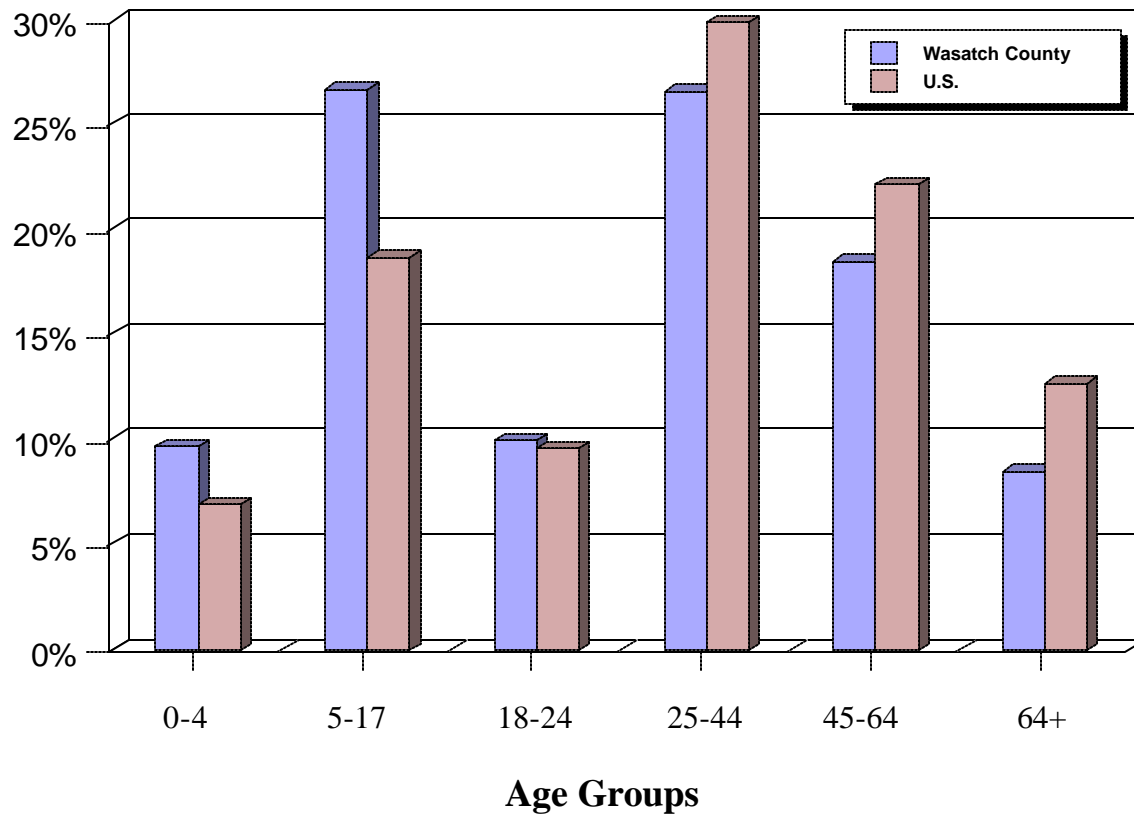
Population Growth by County 1990 - 1999

Wasatch County's population growth, on a percentage basis, is one of the highest in the state in the past ten years.



Source: Wasatch Front Regional Council.

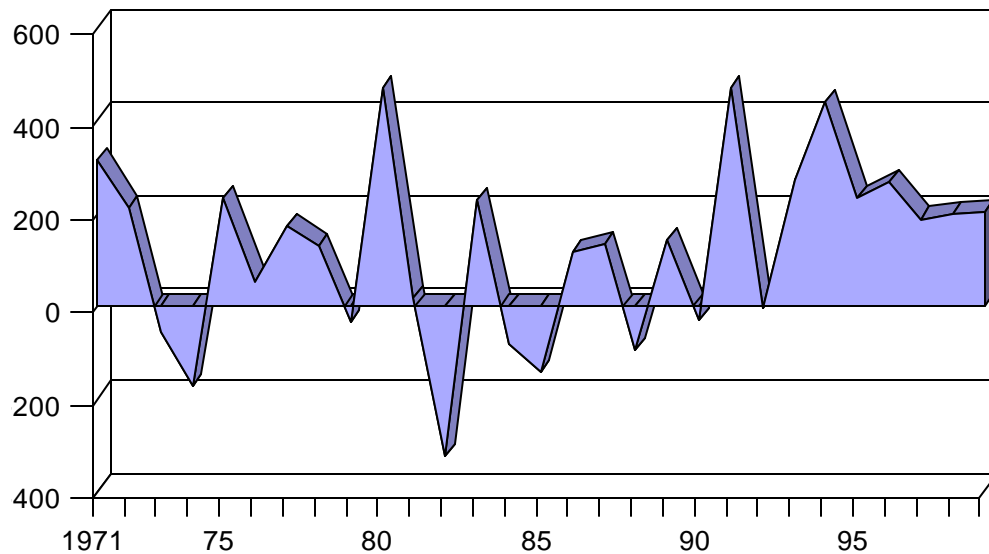
population age distribution wasatch county vs. U.S. 1999



Source: Population Estimate Program, U.S. Bureau of the Census.

As is the common age distribution found throughout much of Utah, Wasatch County's population is generally younger than the national average. The common practice of many children per family within the Mormon community is the primary reason for this younger-than-the-national-average population distribution. There is a marked contrast in the 5- to-17 year cohort.

population net-migration pattern wasatch county 1971 - 1999

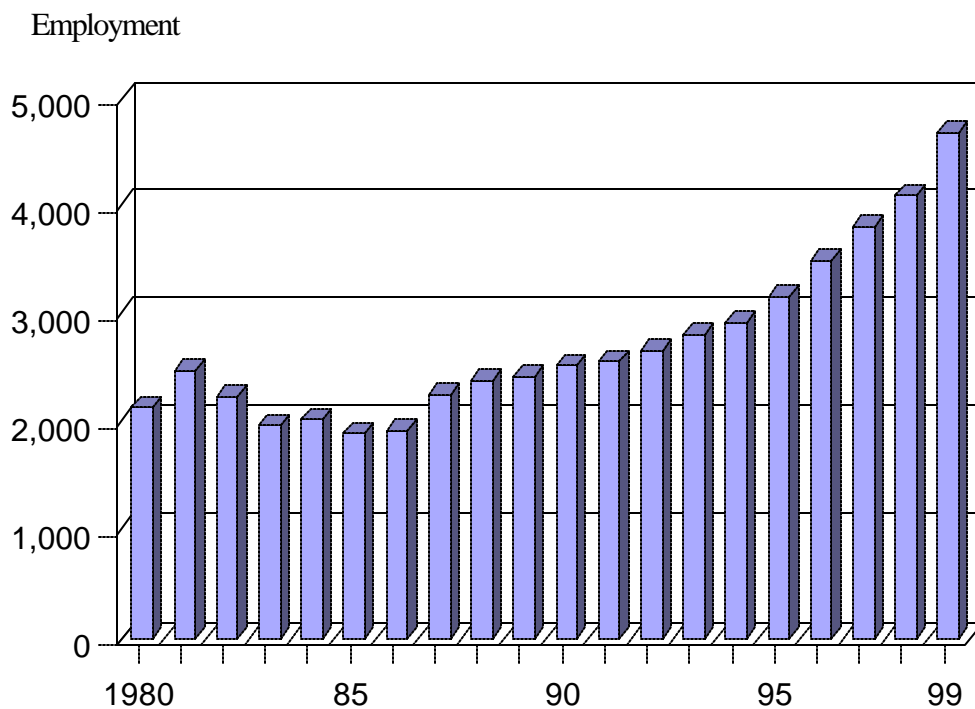


Source: Governor's Office of Planning and Budget.

In-migration has been inconsistent over the past thirty years. The period with any consistency is the middle to latter part of the 1990's, when net in-migration has been consistent.

Employment Profile

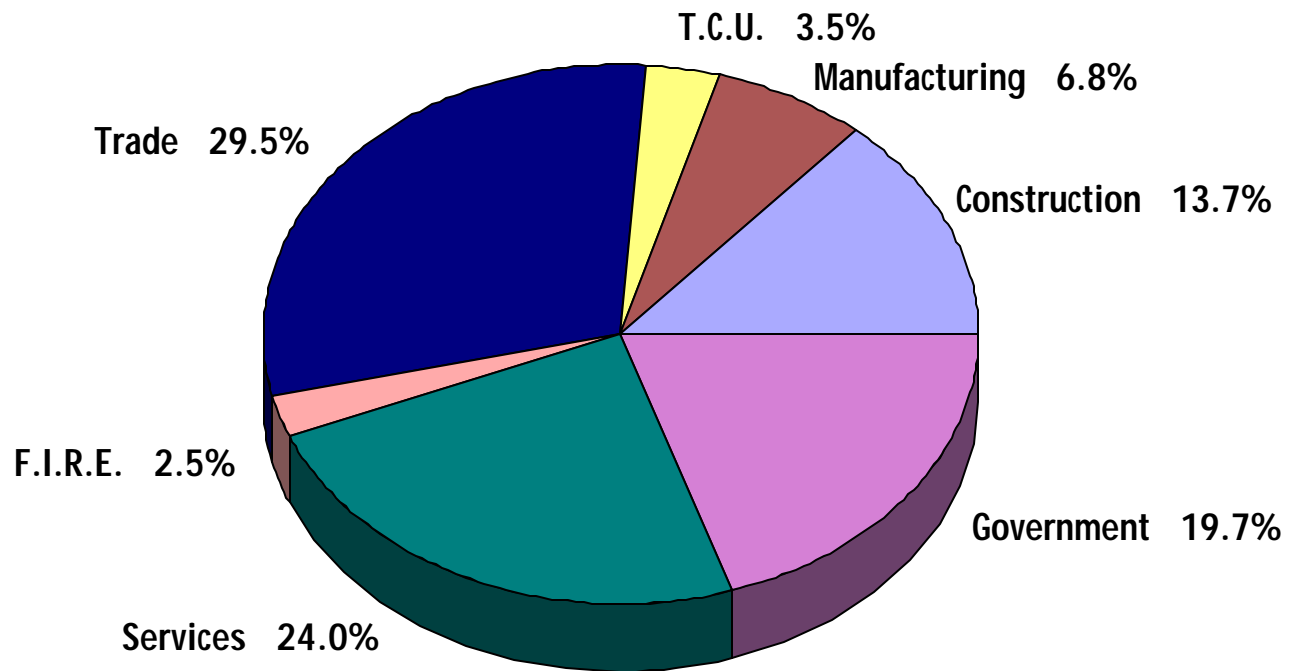
wasatch County nonfarm employment 1980 - 1999



Source: Utah Dept. of Workforce Services.

Wasatch County's employment situation has more than doubled since 1980. But the growth pattern has been inconsistent. Although there were ups-and-downs, the overall employment picture in the 1980's changed little. But in the 1990's, change began, and the employment count moved steadily upward, with the pace accelerating in the latter half of the 1990's.

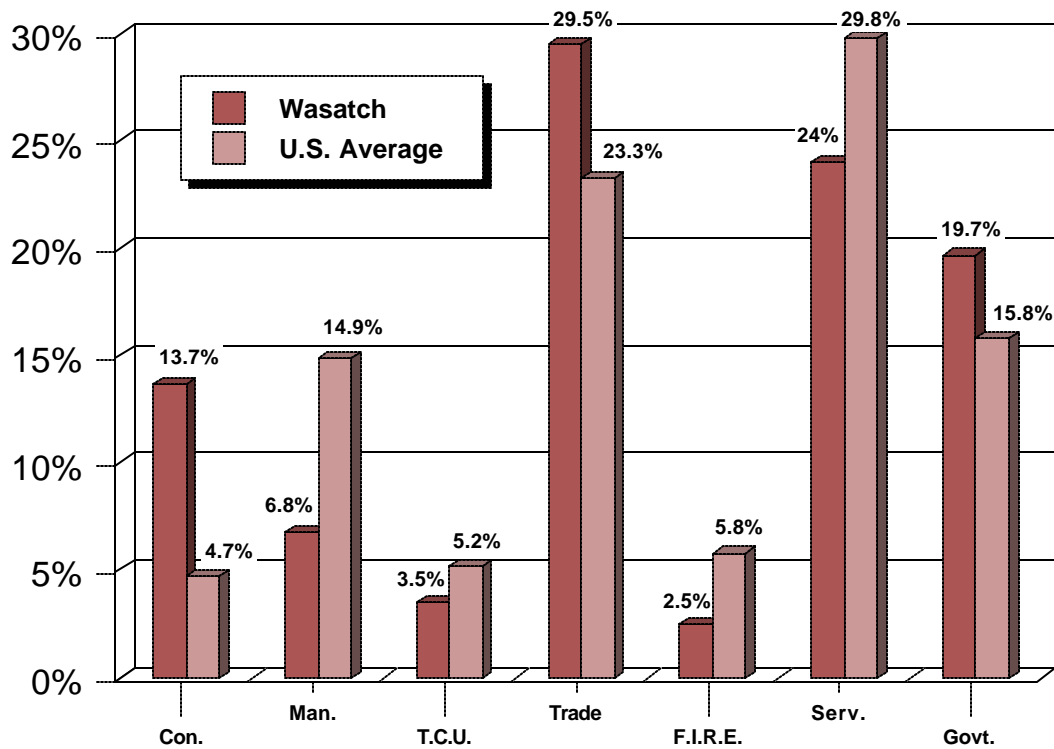
wasatch County Industrial Distribution 1999



Source: Utah Dept. of Workforce Services.

Trade and services are the two largest employment divisions. This is expected in a tourist-based economy such as Wasatch County's. Restaurants are the largest employment area within the trade division. Lodging is the leader in the services industry. Government, largely education, is also a sizeable employment division. Construction's share of Wasatch County's industrial distribution is high when compared to state or national averages.

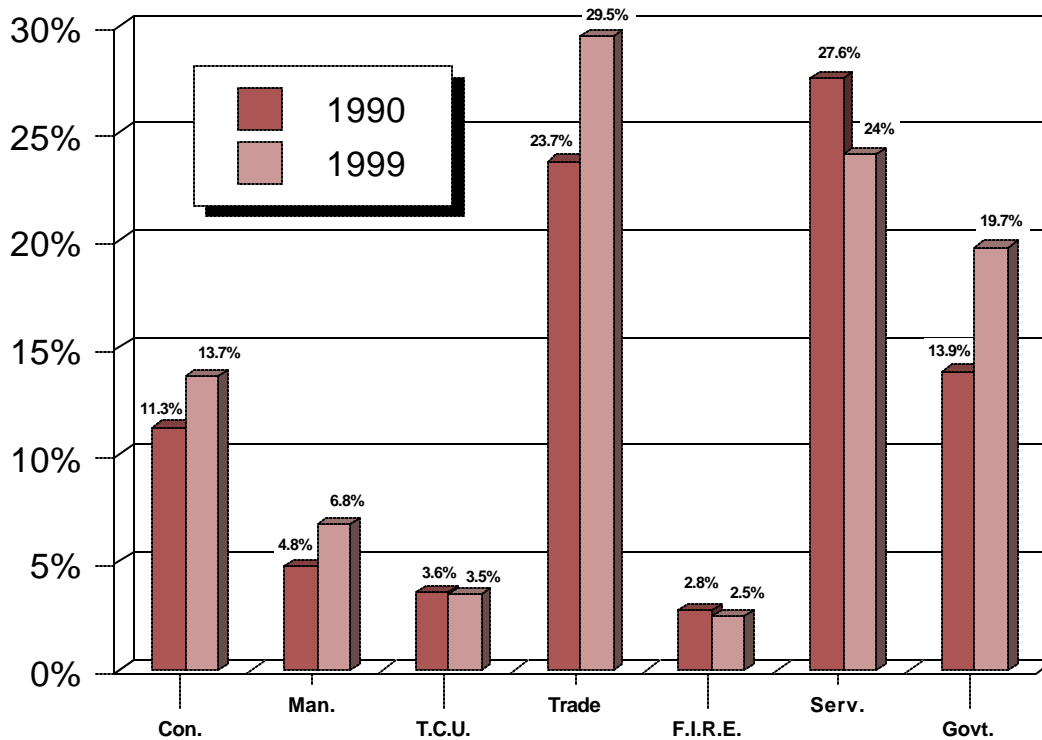
employment by major industry comparison
wasatch county vs. u.s. average
1999



Source: Utah Department of Workforce Services.

Wasatch County's industrial composition shows variation from the U.S. average. Trade, the largest employment division, is larger than average, but the most striking contrast comes in construction, which is more prominent in Wasatch County, and manufacturing, which is underrepresented.

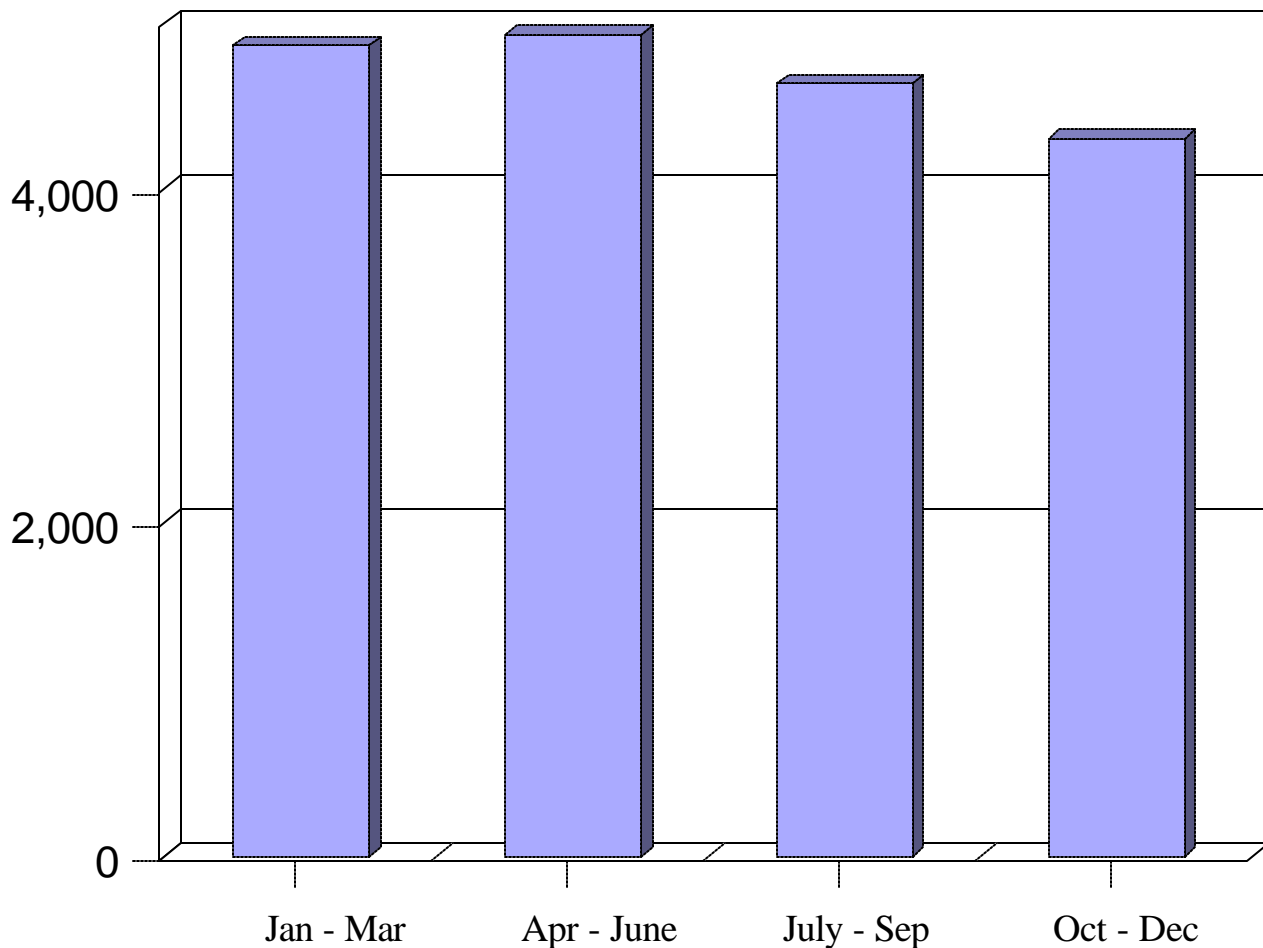
changing percent of empl oyment by major industry
wasatch county
1990, 1999



Source: Utah Department of Workforce Services.

The industrial distribution has evolved in Wasatch County in the past ten years. The construction industry, which ten years ago was higher than the national average, has grown even more. Trade also made a noticeable increase, led by more restaurants. Manufacturing, though still a small percentage of the industrial distribution, has made some strides in the past ten years.

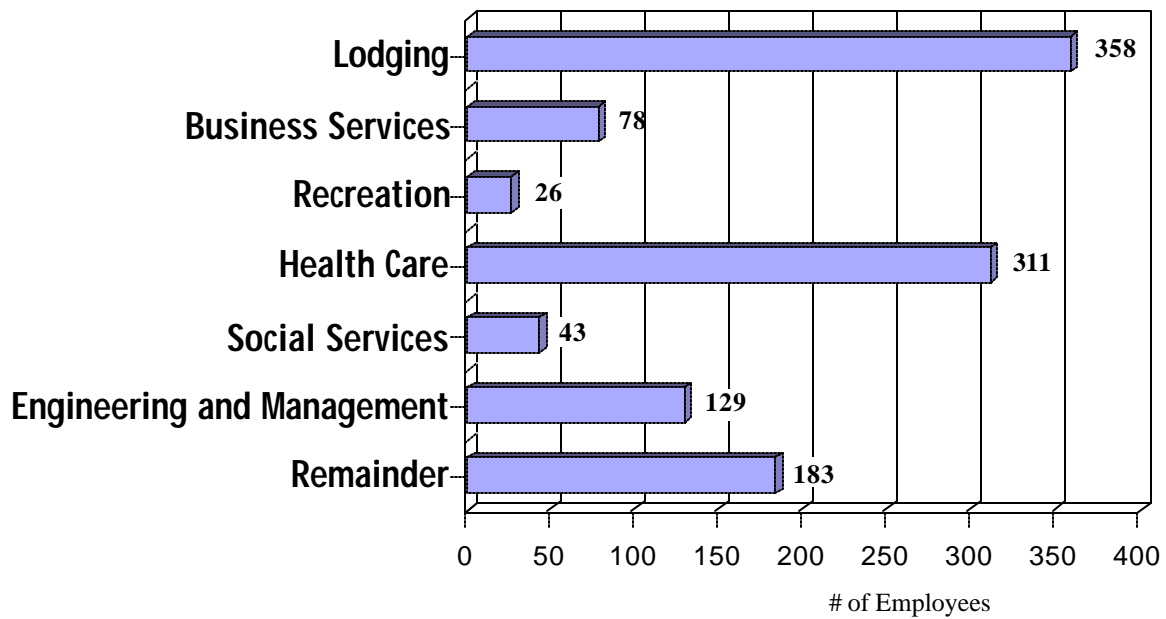
employment by quarter
wasatch county
1999



Source: Utah Dept. of Workforce Services.

Wasatch County's employment levels do not reveal much fluctuation between the different seasons. This is somewhat surprising, particularly since a good portion of the local economy relies on tourism dollars. But it shows that the tourism is not really tied to the seasons, meaning the bulk of the area's tourism is not destination based. The tourism is transitory activity; in other words a high degree of traveler traffic that constantly moves through Heber City via US 40.

services employment distribution
wasatch county
1999



Source: Utah Dept. of Workforce Services.

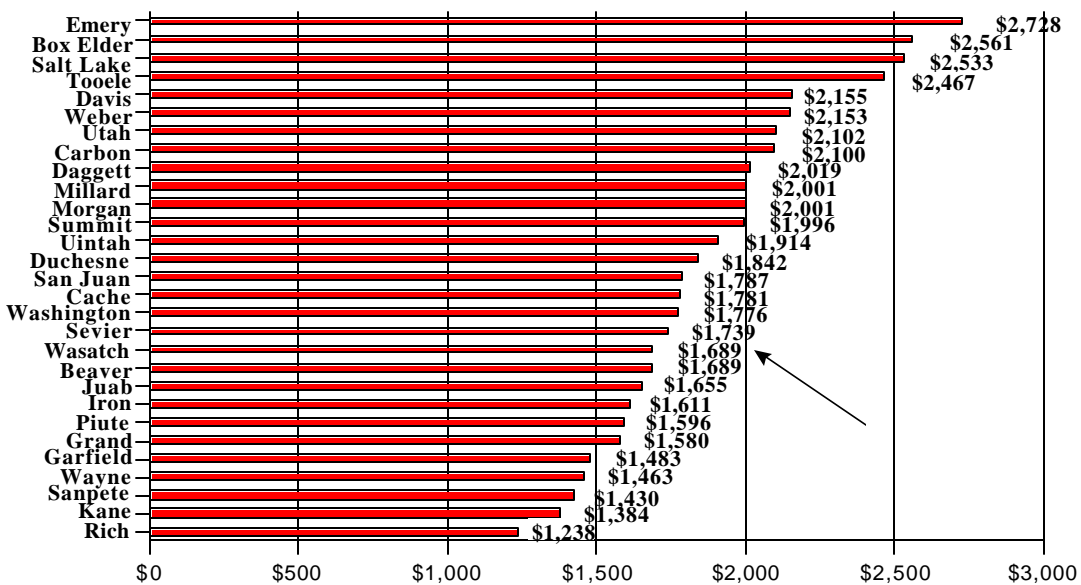
Retail trade employment distribution
wasatch county
1999



Source: Utah Dept. of Workforce Services.

Wages and Income

1999 average wage
by county*



* Average monthly wage.

Source: Utah Department of Workforce Services.

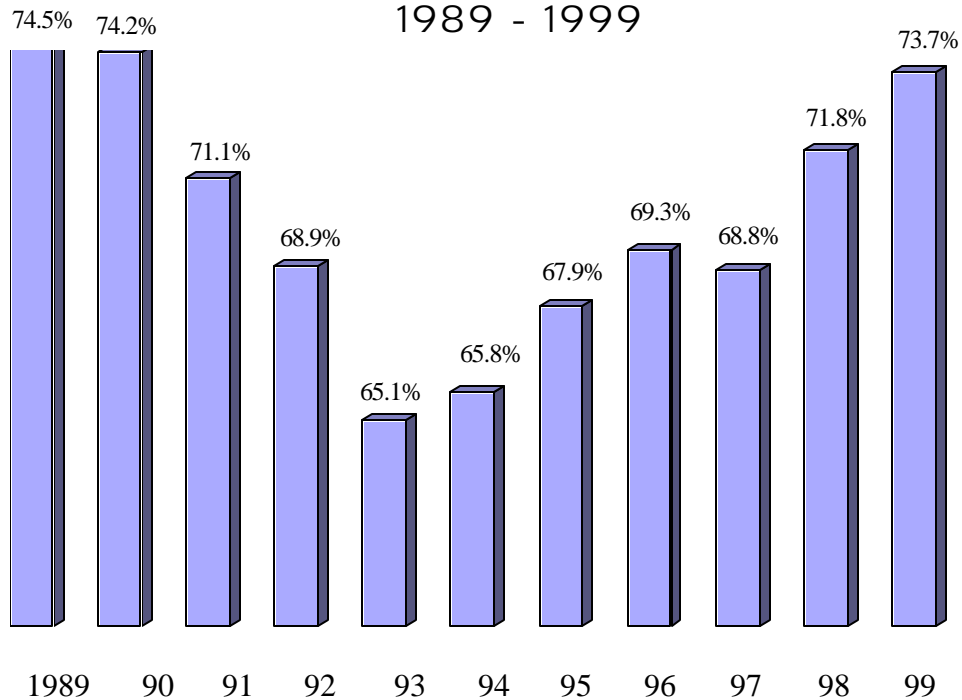
Wasatch County's average monthly wage is found just below the middle of the pack, when compared with the rest of the state.

**Wasatch County
Average Monthly Wage
1989 - 1999**

1999	\$1,689
1998	\$1,585
1997	\$1,454
1996	\$1,397
1995	\$1,315
1994	\$1,228
1993	\$1,187
1992	\$1,240
1991	\$1,217
1990	\$1,220
1989	\$1,180

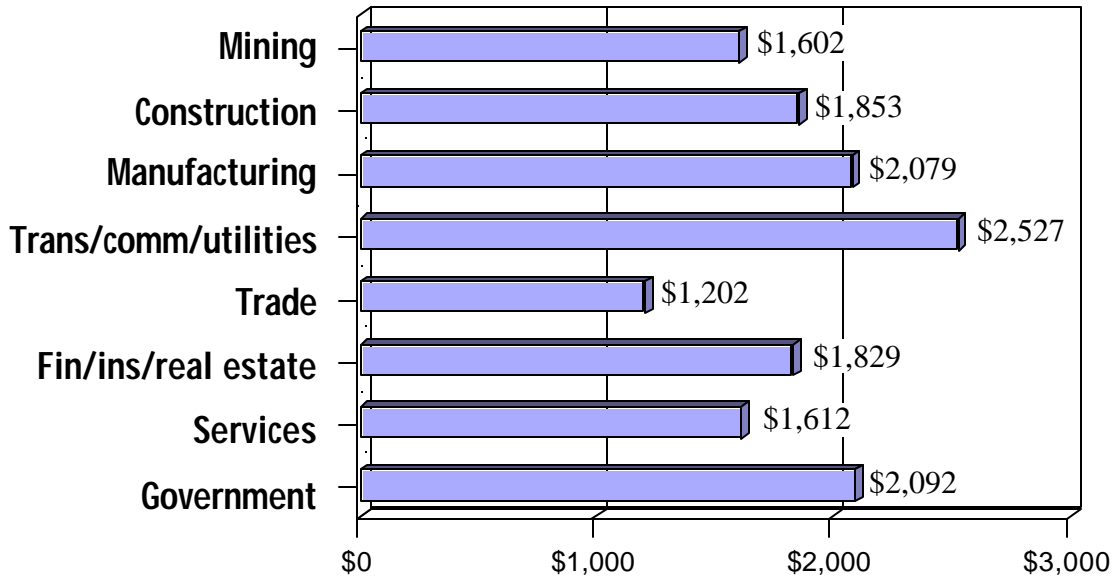
Wasatch County's average monthly wage is lower than the statewide average, much lower. After eroding in the early parts of the 1990's, the wage levels have increased, but they are still much below the statewide average.

wasatch county average monthly wage
as a percent of utah average
1989 - 1999



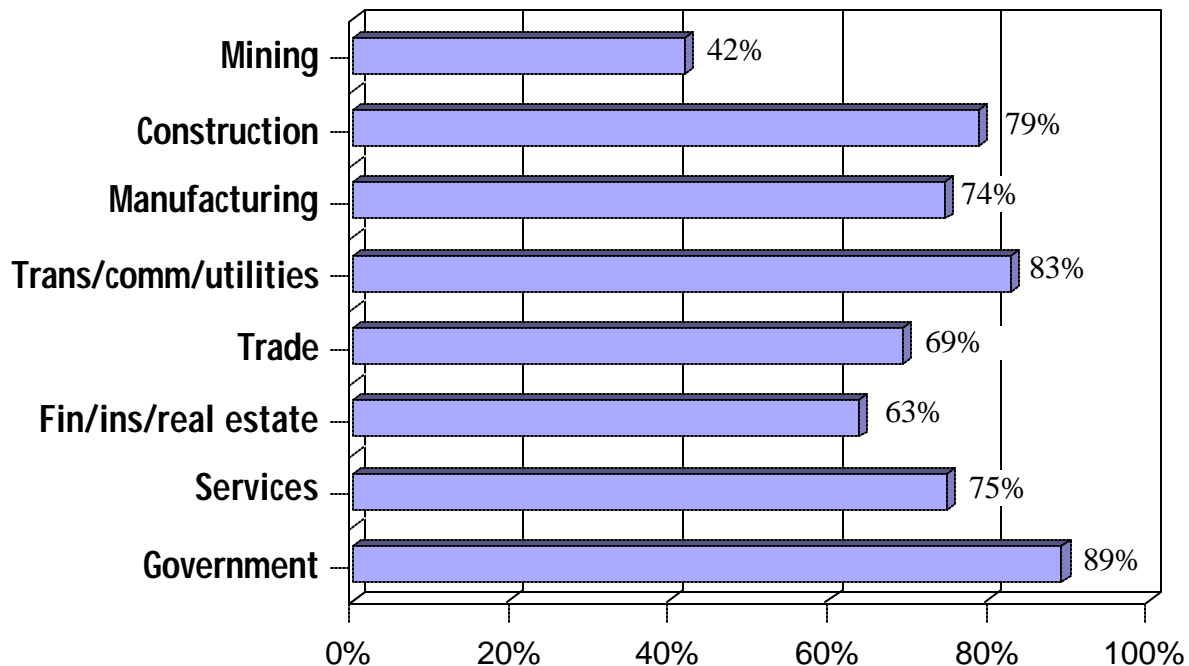
Source: Utah Dept. of Workforce Services.

wasatch county average monthly wage
by major industry division
1999



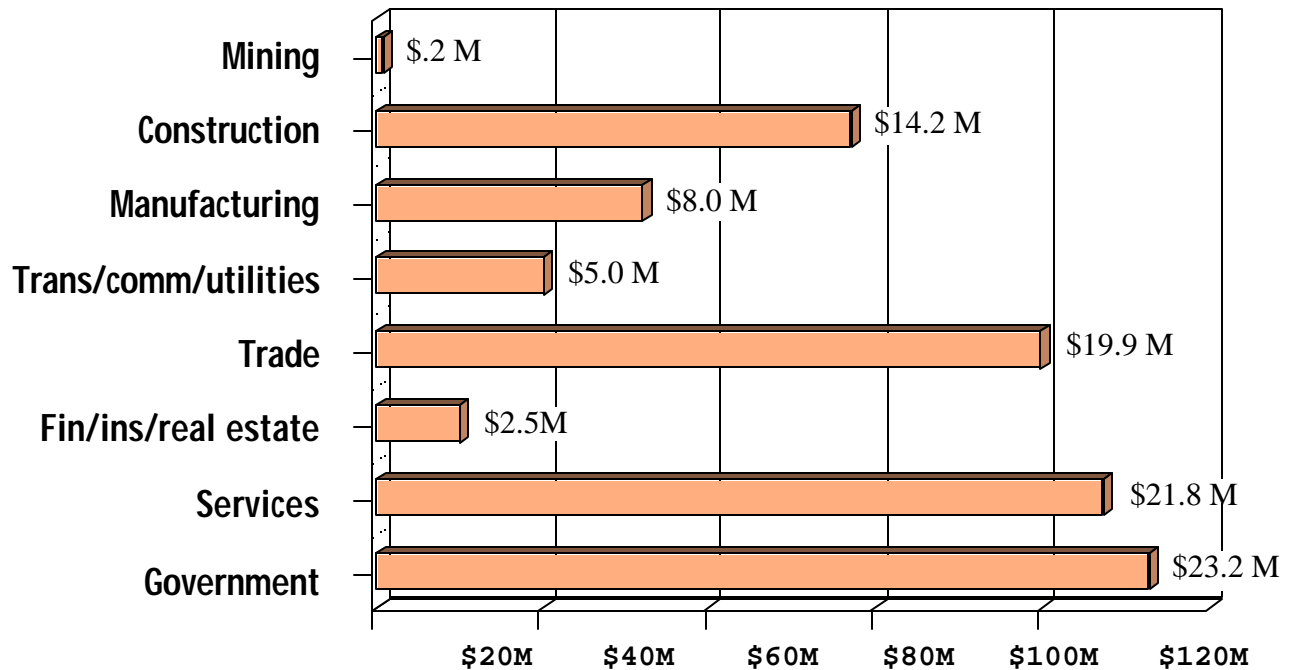
Source: Utah Dept. of Workforce Services.

wasatch county average monthly wage
by major industry division
as a percent of Utah average
1999



Source: Utah Dept. of Workforce Services.

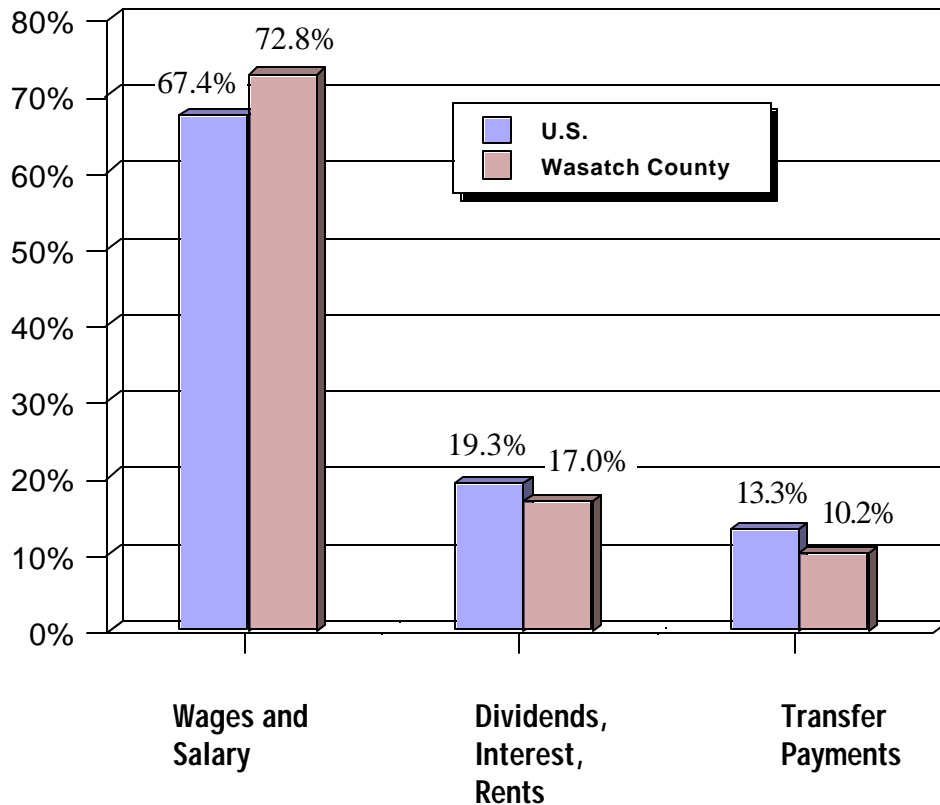
total wages
by major industry division
wasatch county
1999



Source: Utah Dept. of Workforce Services.

When it comes to wages earned, the government is Wasatch County's leader, producing almost one-quarter of the county's wages. This is a departure from what is the normal seen across other counties. In those instances, services is usually the industrial division with the highest total wages paid. The services industry isn't far behind, but in this county, it is not the leader.

distribution of income sources u.S. Vs. wasatch county 1998

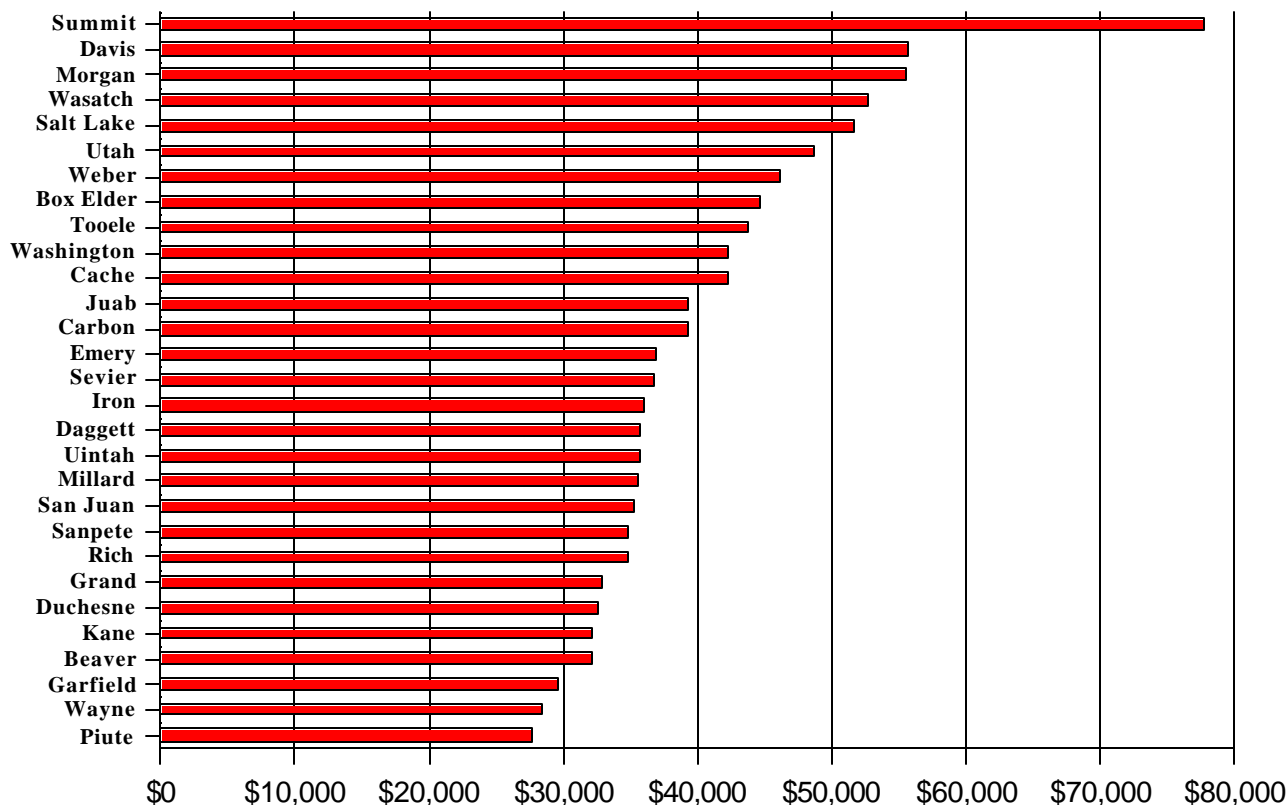


Source: U. S. Dept. of Commerce, Bureau of Economic Analysis.

Wages are just part of the income picture. The overall picture encompasses additional income sources. These include dividends/interest/rents, and transfer payments. The former is self explanatory. These incomes are not static, and are usually a high-income source. Transfer payments, on the other hand, are generally fixed-income and not usually high-income. These include social security, disability, welfare, retirement, etc., and are more sustenance payments than income generated from assets. A high percentage of Wasatch County's income comes through wages, 72.8 percent, compared with 67.4 percent throughout the U.S. The high-income dividends/interest/rents is comparable but slightly below the U.S. average, as is the low-income transfer payments portion.

Source: Utah State Tax Commission, Family Based Statistics of Income.

household income by county 1999

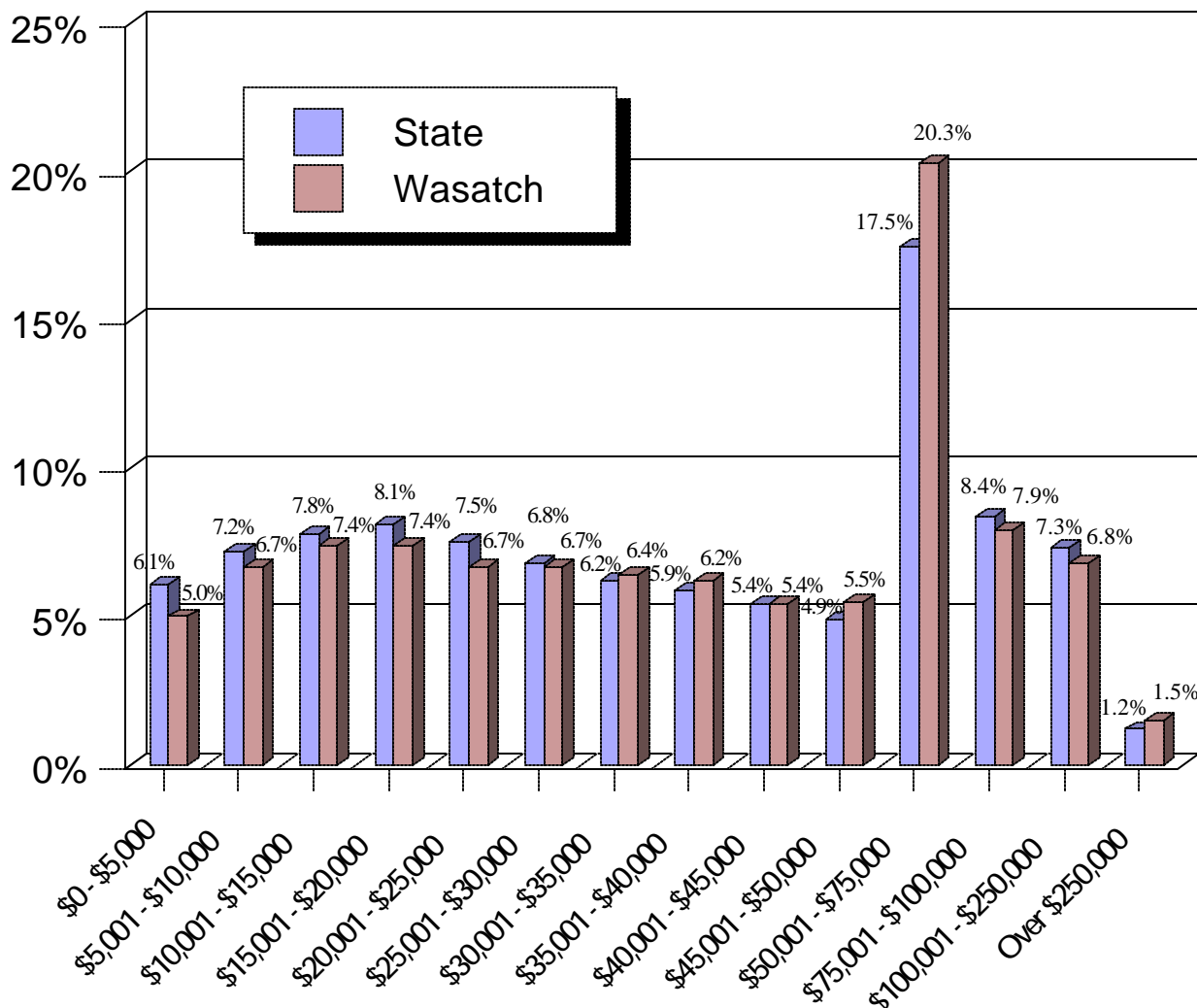


Source: Utah State Tax Commission, Family Based Statistics of Income.

Now here is a change. Although Wasatch County wages are far below the state average, yet the household income is the fourth highest in the state. What gives? It shows that many people who live in Wasatch County earn their income outside of the county. Wages are credited to a county based upon where the job is located, regardless of who holds the job and where they live. But income, on the other hand, is credited to the county where the income-earner lives. So with the discrepancy between low wages and high income, we have to assume that many Wasatch County citizens work outside the county, probably in Utah, Summit, or Salt Lake counties.

Distribution of income is graphically represented below, compared against the statewide average. Wasatch County's income distribution is slightly above the statewide average in the higher portions of the middle-income classifications. It is also above the statewide average in the highest income classification.

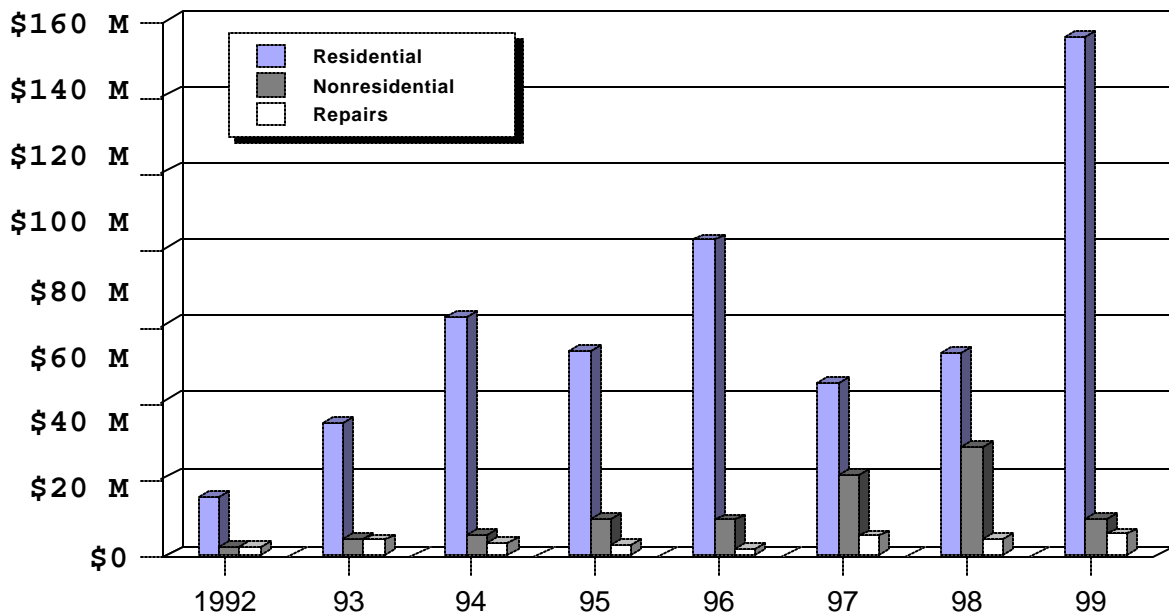
Income classifications reported from income tax returns wasatch county and statewide average 1999



Source: Utah State Tax Commission, Family Based Statistics of Income.

Other Economic Indicators

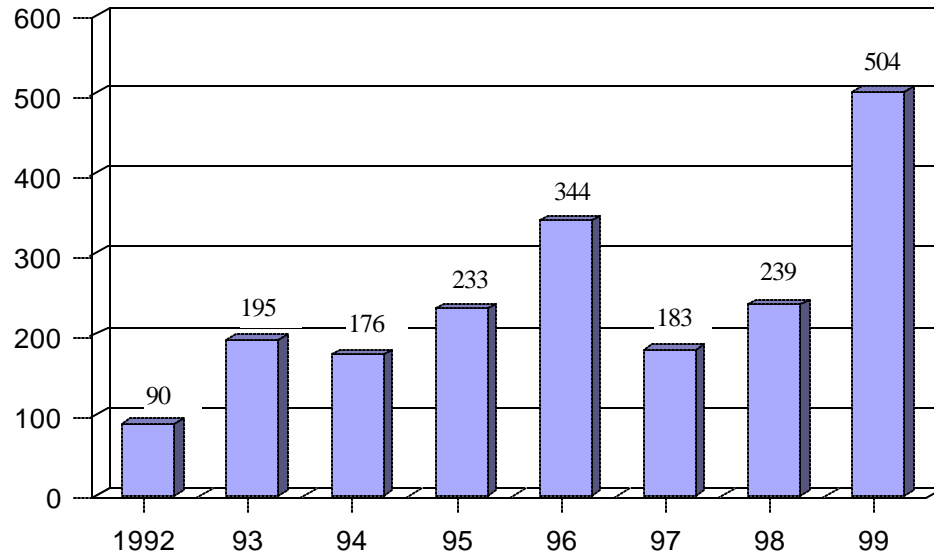
Construction permit values in wasatch county
residential , nonresidential , repairs
1992 - 1999



Source: Bureau of Economic and Business Research, University of Utah.

Construction activity in Wasatch County increased throughout most of the 1990's. Residential valuation has led the way, even though it has had years of ups and downs. Residential valuation jumped sharply in 1999.

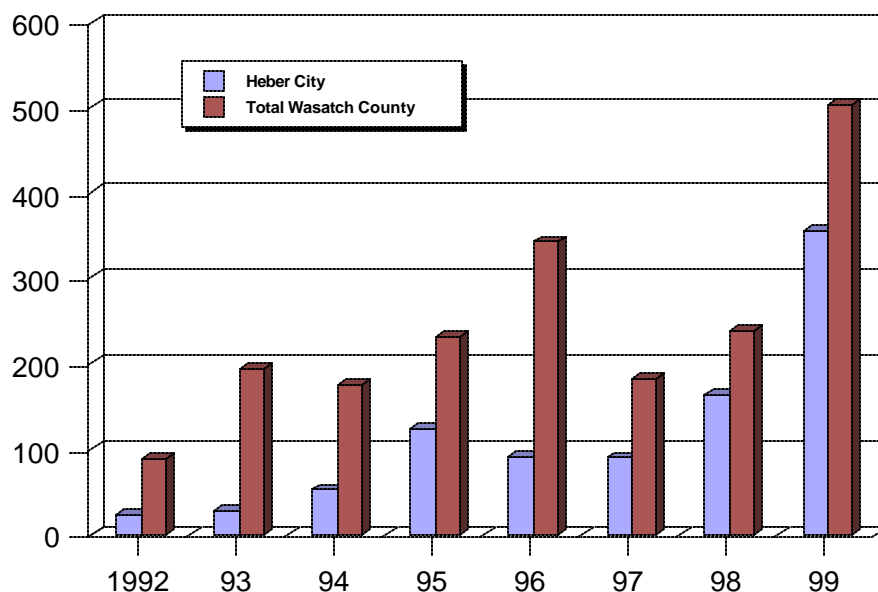
authorized dwelling units wasatch county 1992 - 1999



Source: Bureau of Economic and Business Research, University of Utah.

Authorized residential dwelling unit numbers hit a peak in 1996, then fell off for two years. But a strong jump occurred in 1999. But this may just be the start, as projects surrounding the Jordanelle Reservoir could produce large numbers of homes.

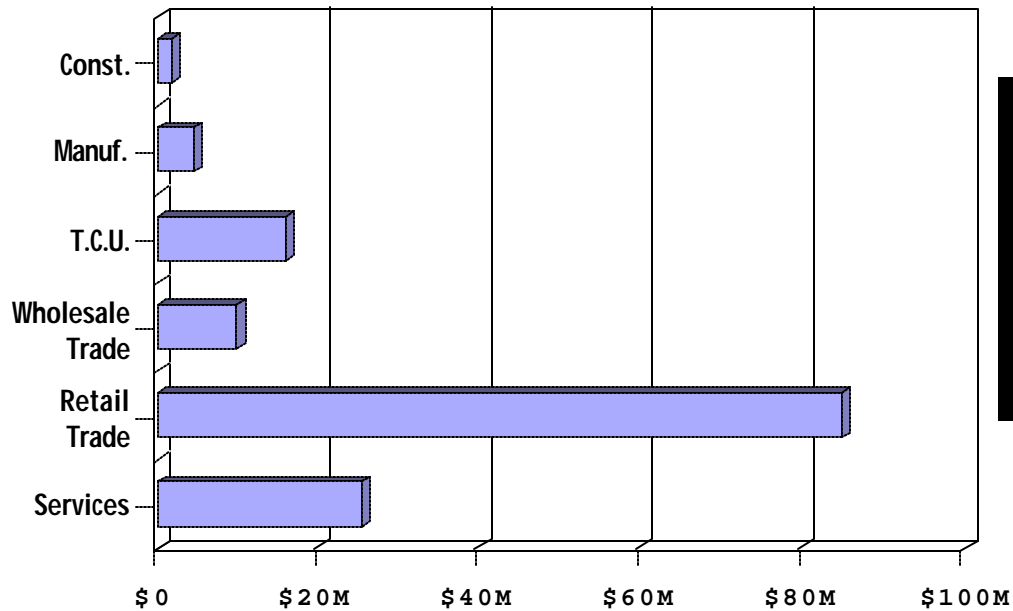
authorized dwelling units heber city's share of total units 1992 - 1999



Source: Bureau of Economic and Business Research, University of Utah.

Much of the residential construction activity in Wasatch County has occurred outside of Heber City. In 1998 and 1999, higher proportions of residential activity has occurred in Heber City.

taxable sales by Major industry wasatch county 1999

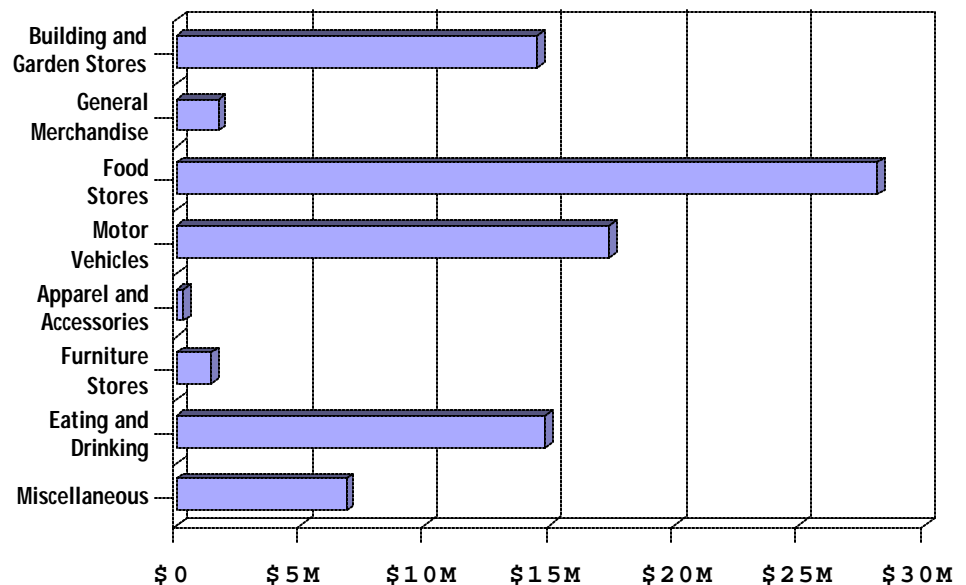


Source: Utah State Tax Commission.

In a consumer-driven economy, the major point of monetary interaction is retail trade activity.

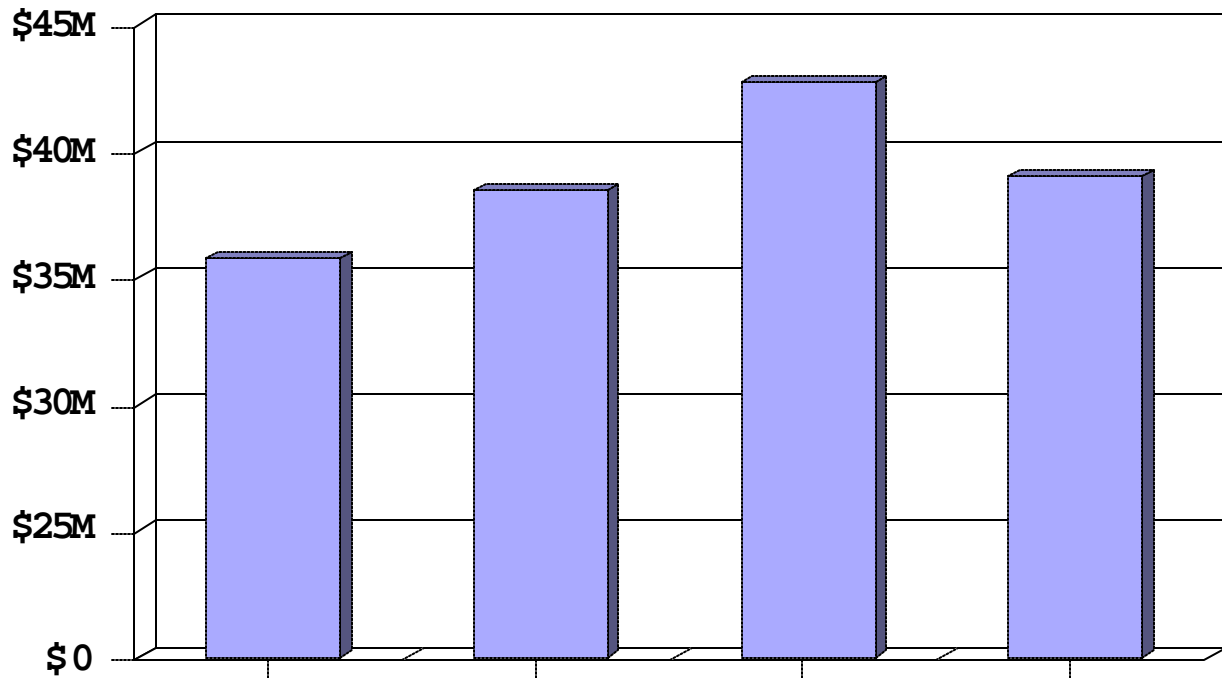
taxable sales in the retail trade industry wasatch county 1999

Everyone must eat, so food stores are the leader in sales. Motor vehicle dealers and service stations also capture a high amount of consumer dollars.



Source: Utah State Tax Commission.

taxable sales by quarter
wasatch county
1999



Taxable sales show some fluctuation between the seasons. It is not dramatic, but the summer months produce the highest sales. But the low of the winter months is not excessively below the summer peak.